
Public Notice

Applicant:
Bracebridge Corporation

Date:
Published: May 23, 2003
Expires: June 21, 2003

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-TD-R RE: 2003-01077(0) Section: OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Bracebridge Corporation, 1100 North King Street, Wilmington, Delaware 19884-2002, is proposing to construct three multi-storied buildings totaling 463,402 sq. ft. of office space and 2,409 required parking spaces on a 17.7 acre parcel of land located in the City of Beachwood, Cuyahoga County, Ohio. These buildings would be connected to the MBNA campus which currently consists of three buildings and a daycare facility with another building currently under construction. The project site is located east of Richmond Road and south of South Woodland Road.

The applicant is seeking authorization from the Department of the Army to fill 0.77 acres of Federal jurisdictional wetlands, 243 linear feet of intermittent stream and 298 linear feet of ephemeral stream that are part of the Chagrin River watershed. The applicant filled 0.34 acres of wetlands during construction of earlier phases of the project on adjacent parcels under Department of the Army Nationwide Permit No. 26 (Application #0094-494-54).

To compensate for the impacts on the Federal jurisdiction wetlands and streams, the applicant is proposing a combination of on-site preservation and expansion (creation) of a higher quality wetland, adjacent upland buffers and the relocation of a riparian stream corridor. On-site mitigation will include a 0.056 acre expansion of Wetlands A and B, a 1,020 ft. stream relocation (1.9:1 replacement ratio), and a 90 to 100 ft. natural buffer that totals 3.4 acres and contains a combination of scrub/shrub wetland, upland forest, and upland scrub/shrub. Off-site mitigation would include purchasing 2.4 acres of wetland credits from the Trumbull Creek Wetland Mitigation Bank Located in Ashtabula County. The service area for the mitigation bank includes the Chagrin River watershed. Combined on-site and off-site wetland mitigation amounts to a 2.2:1 replacement ratio.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Richard J. Ruby, who can be contacted by calling (716) 879-4109, or by e-mail at: richard.j.ruby@lrb01.usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

A Phase I Cultural Resources Survey was submitted to the State Historical Preservation Office on September 3, 2002 discovered one archaeological site (33-CU-385) that is estimated to be the foundation of a 19th century dwelling, privy, and well.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Richard J. Ruby, or by e-mail at: richard.j.ruby@lrb01.usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

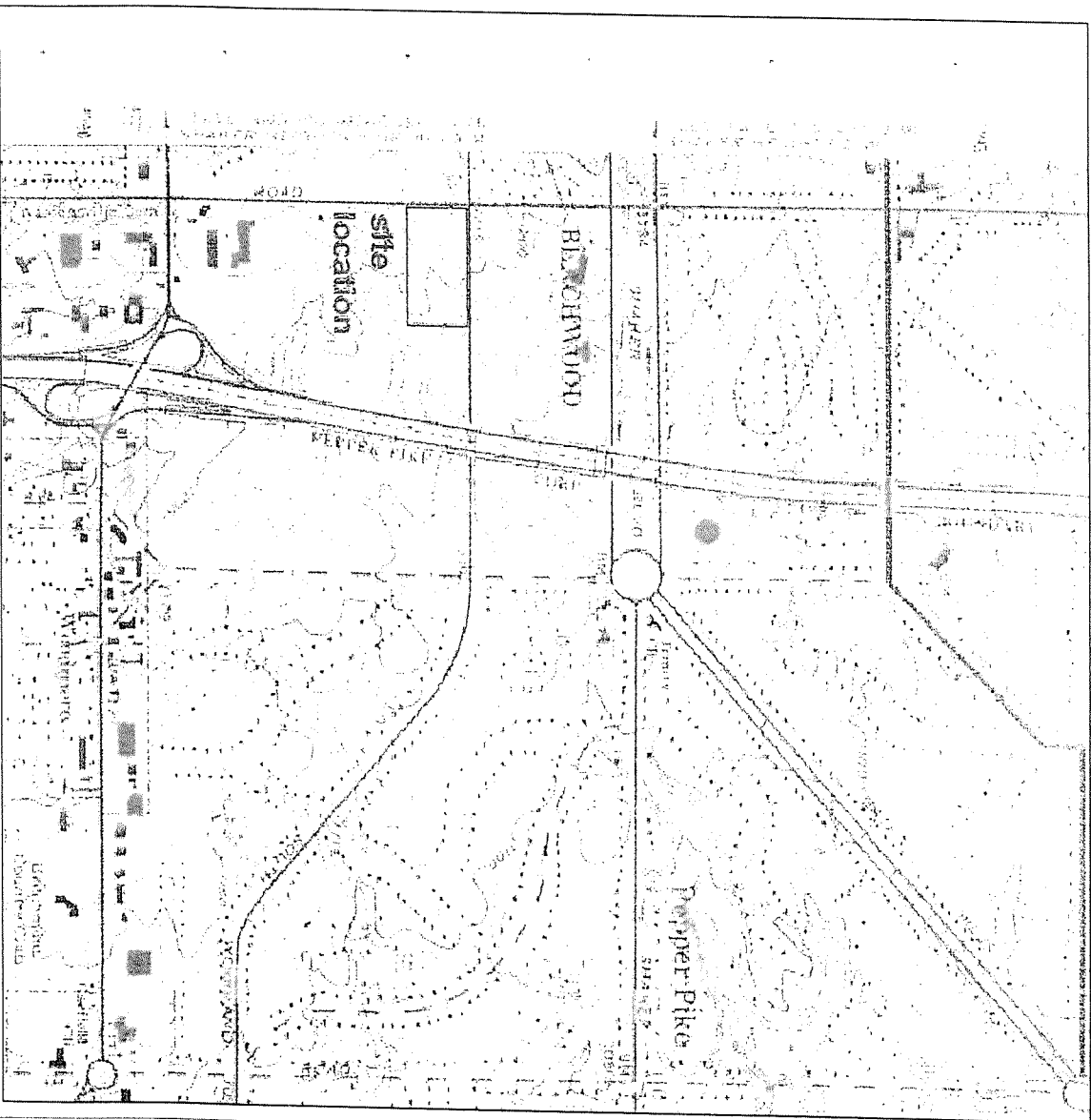
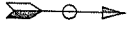
Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 1 of 18

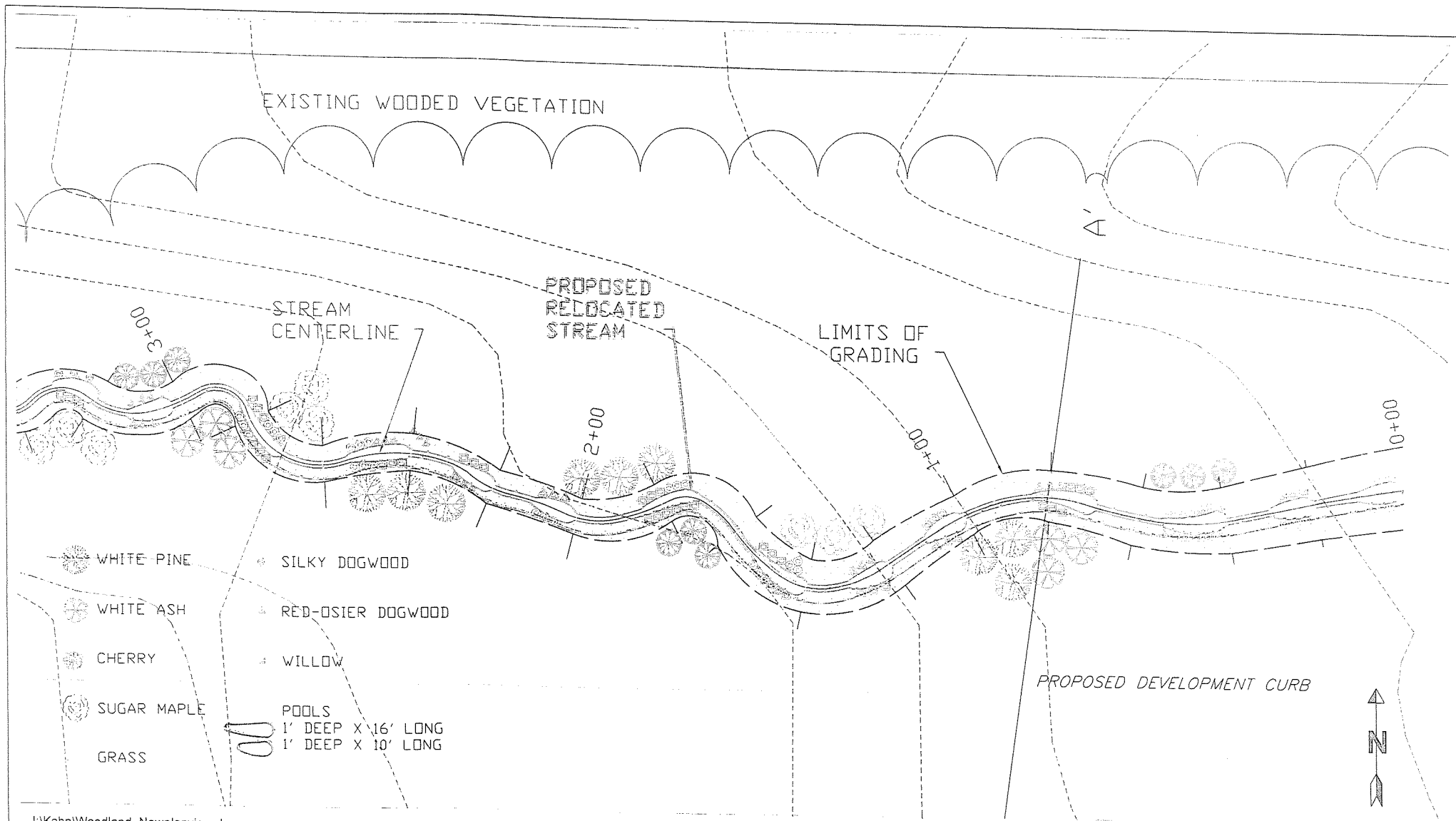
Stantec Consulting
Services, Inc.

SCALE: 1"=2000'

PROJECT LOCATION
U.S. DEPT. OF THE INT. GEOLOGICAL SURVEY
CHAGRIN FALLS QUADRANGLE
OHIO - CUYAHOGA COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

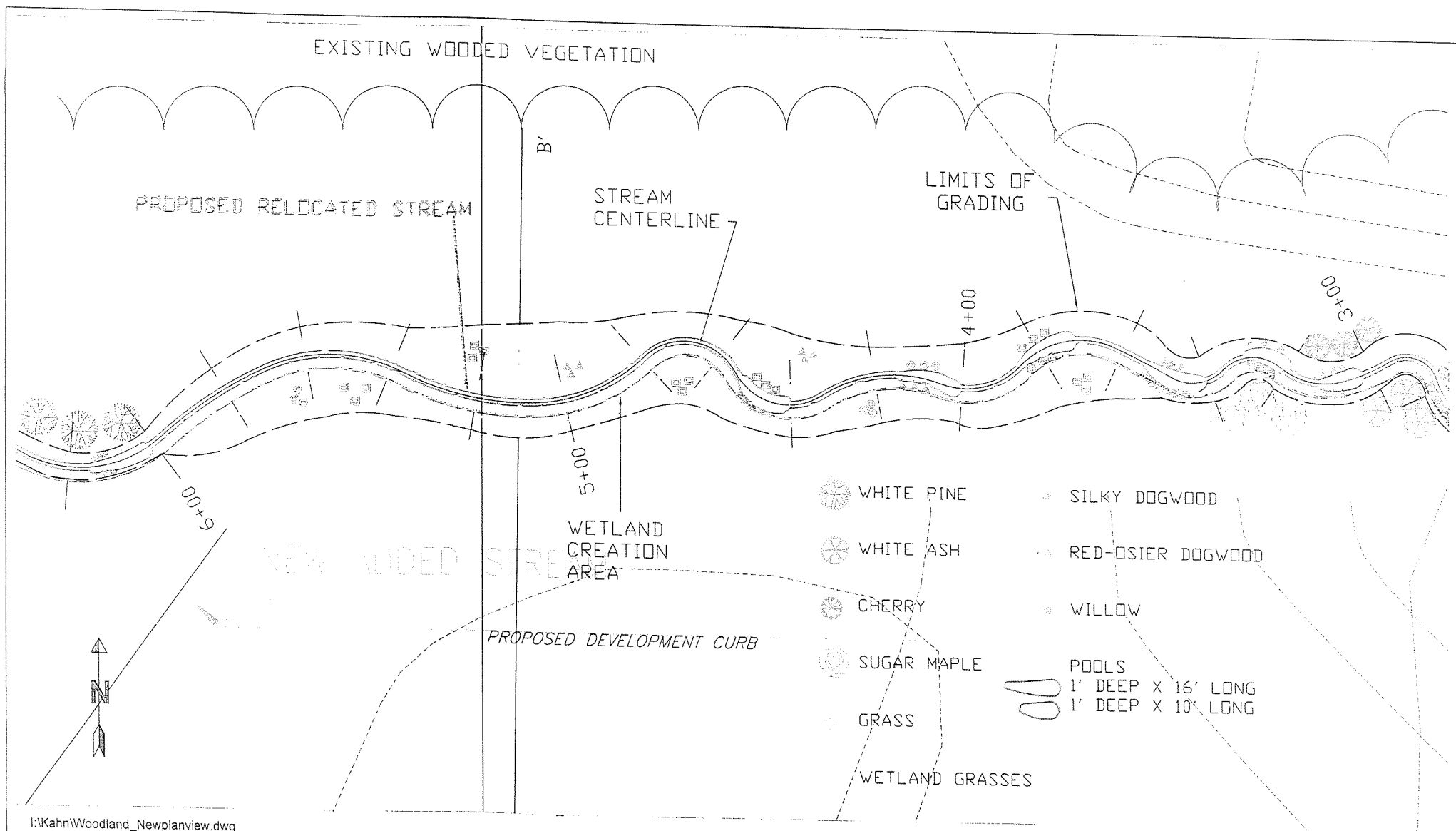


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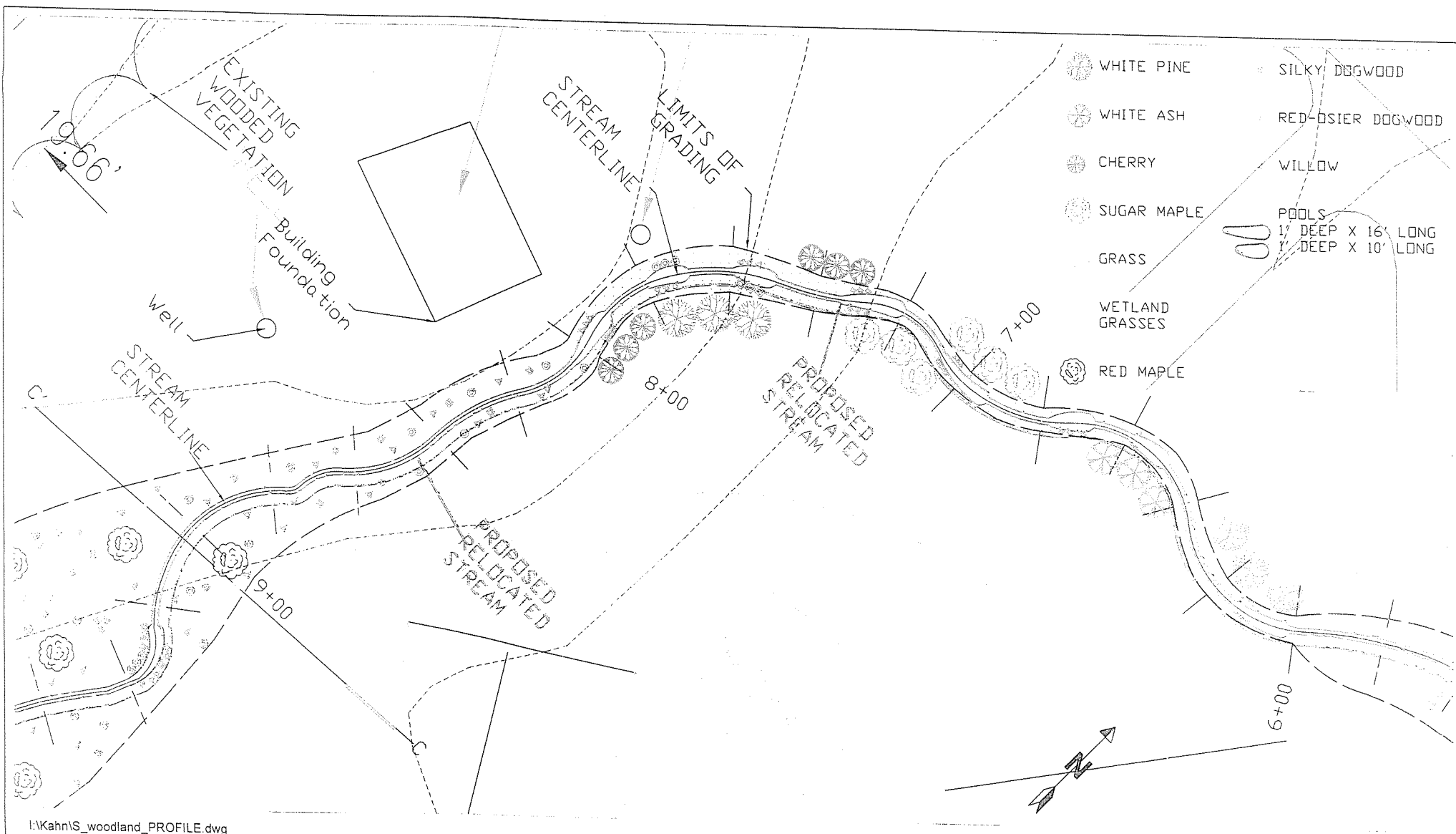
BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 4 of 18



BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 5 of 18

SCALE : 1" = 20'

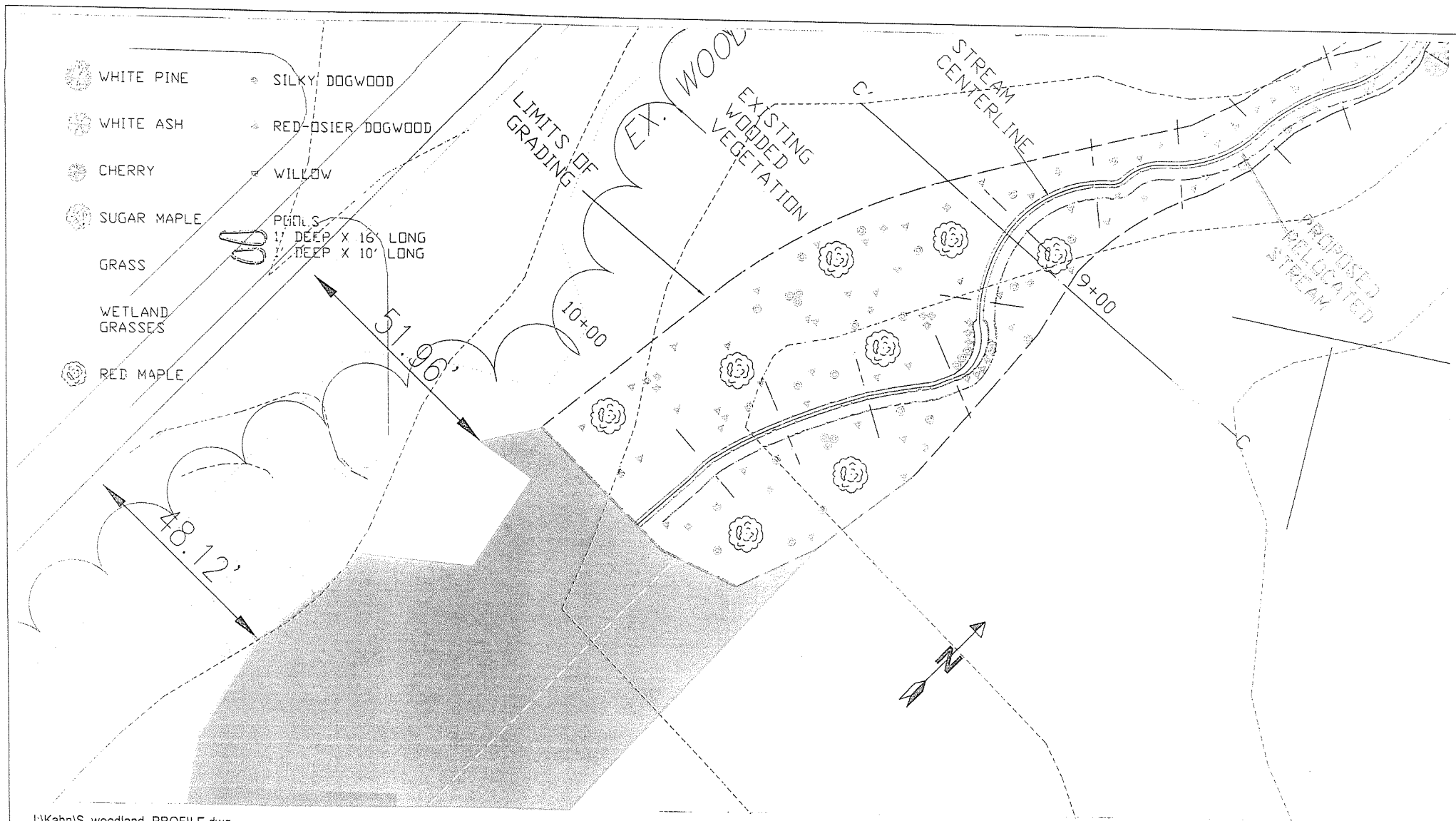
FIGURE 4.2. PLAN VIEW OF MAIN STREAM
CHANNEL CREATION AND LANDSCAPE
PLAN FROM STATION 3+00 TO STATION 6+00



BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 6 of 18

SCALE : 1" = 20'

FIGURE 4.3. PLAN VIEW OF MAIN STREAM CHANNEL CREATION AND LANDSCAPE PLAN FROM STATION 6+00 TO STATION 9+00



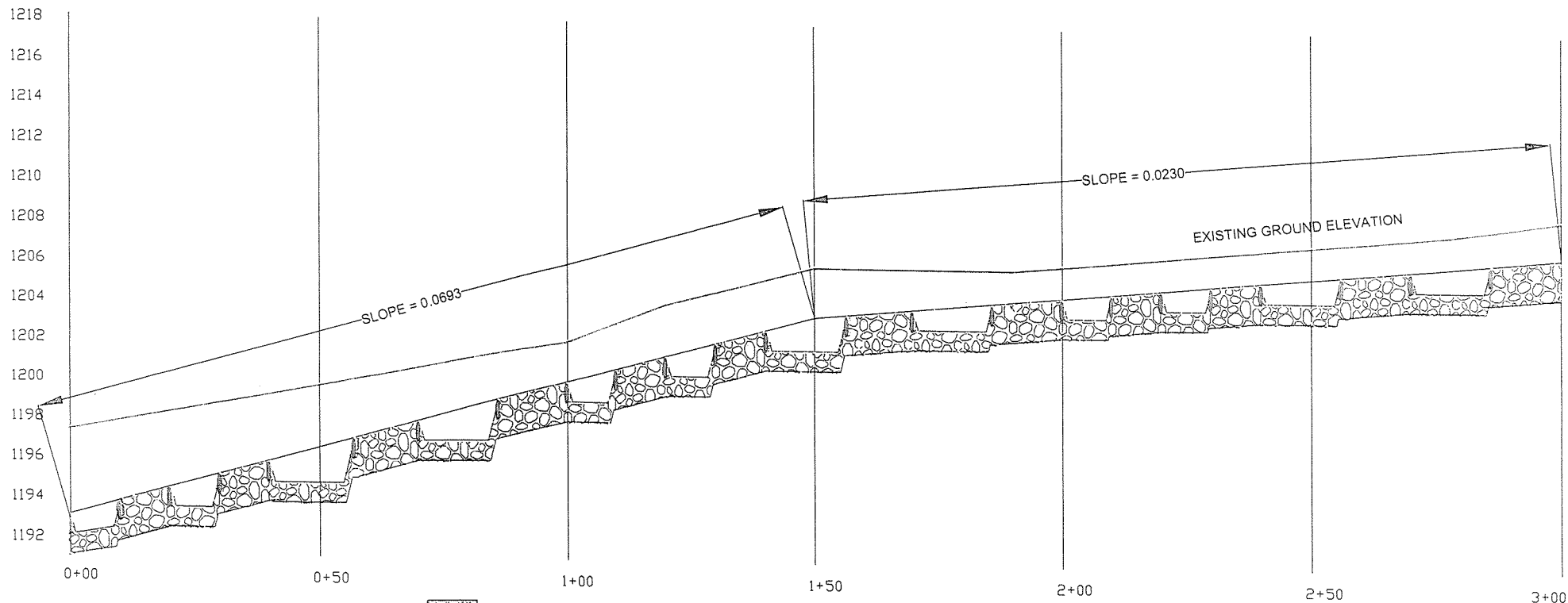
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BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 7 of 18

SCALE : 1" = 20'

FIGURE 4.4. PLAN VIEW OF MAIN STREAM
CHANNEL CREATION AND LANDSCAPE DESIGN
FROM STATION 9+00 TO STATION 10+25

1. scale: 1" = 5' VER
 2. scale: 1" = 20' HOR
 3. scale: 1" = 20' HOR
 4. scale: 1" = 20' HOR



ROCK SLOPES
 PLACED ON THE BOTTOM OF
 THE STREAM WITH SLOPES
 EXCEEDING 0.020 FT/FT TO A
 DEPTH OF 2'
 SUBSTRATE CONSISTING OF:
 D50 = 2"



STONE CONTROL STRUCTURES
 LOCATED AT THE TOP AND
 BOTTOM OF POOLS AND ROCK
 SLOPES
 D50=12"

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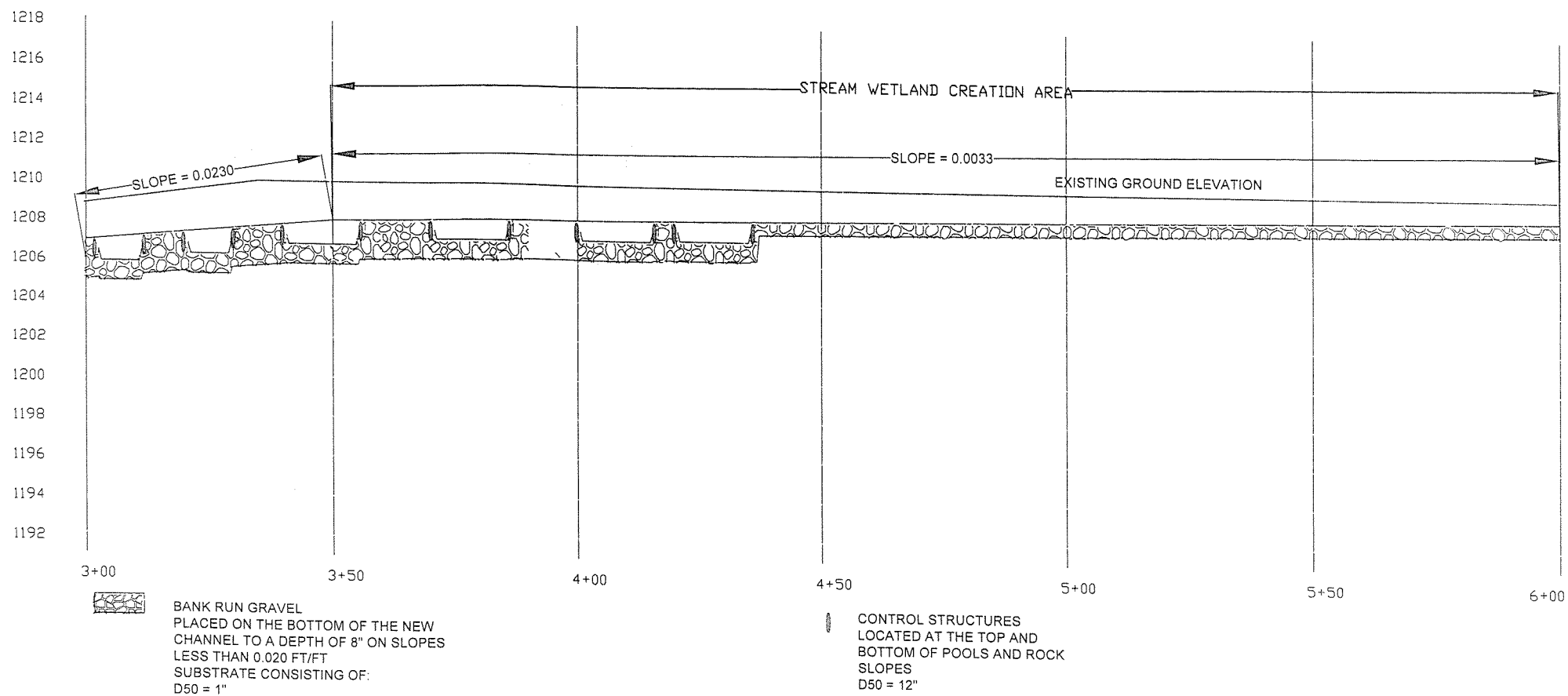


Stantec Consulting
 Services, Inc.

SCALE :
 1" = 5' VER
 1" = 20' HOR

BRACEBRIDGE CORPORATION
 D/A Processing No. 2003-01077(0)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 8 of 18

FIGURE 5.1. PROFILE OF MAIN
 STREAM CHANNEL FROM
 STATION 0+00 TO STATION
 3+00

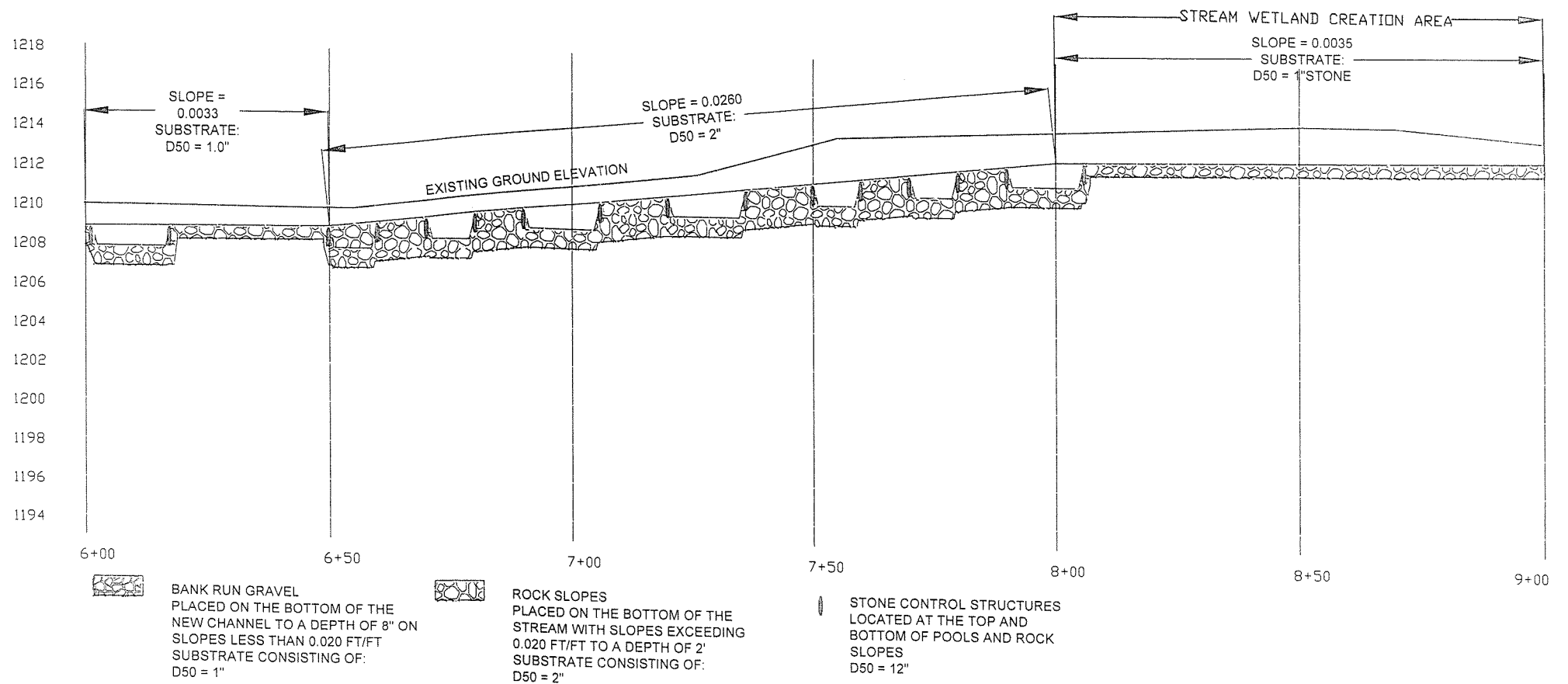


Stantec Consulting
Services, Inc.

SCALE :
1" = 5' VER
1" = 20' HOR

BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 9 of 18

FIGURE 5.2. PROFILE OF MAIN
STREAM CHANNEL FROM
STATION 3+00 TO STATION
6+00

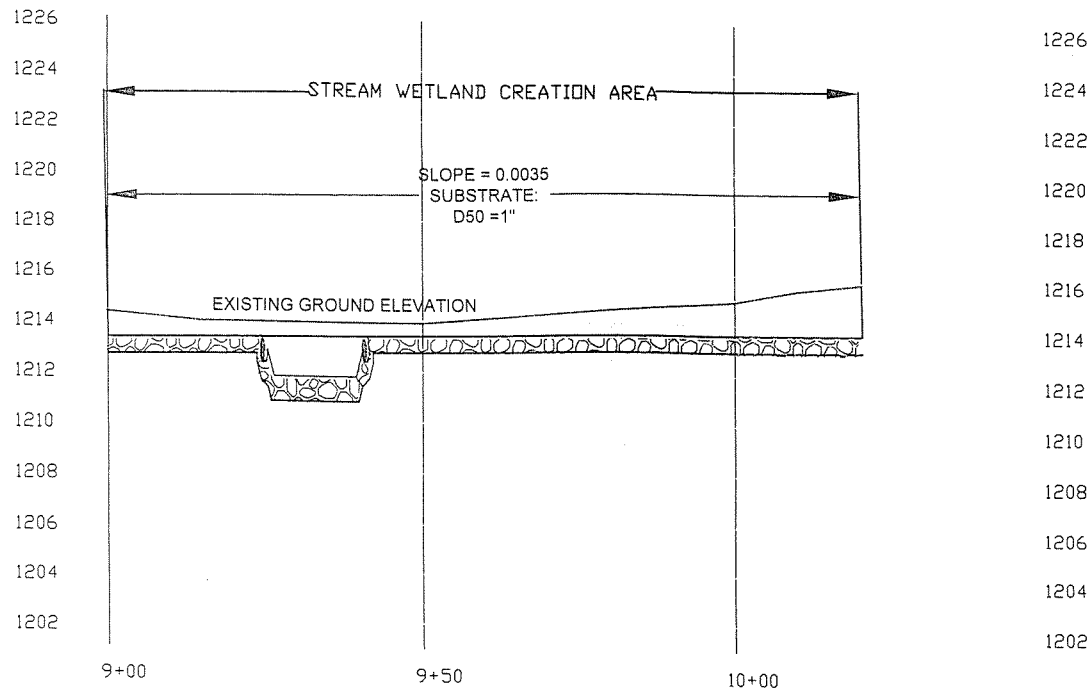


Stantec Consulting
Services, Inc.

SCALE:
1" = 5' VER
1" = 20' HOR

BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 10 of 18

FIGURE 5.3. PROFILE OF MAIN
STREAM CHANNEL FROM
STATION 6+00 TO STATION
9+00



BANK RUN GRAVEL
PLACED ON THE BOTTOM OF
THE NEW CHANNEL TO A DEPTH
OF 8"
SUBSTRATE CONSISTING OF:
D50 = 1"

STONE CONTROL STRUCTURES
LOCATED AT THE TOP AND
BOTTOM OF POOLS AND ROCK
SLOPES
D50 = 12"

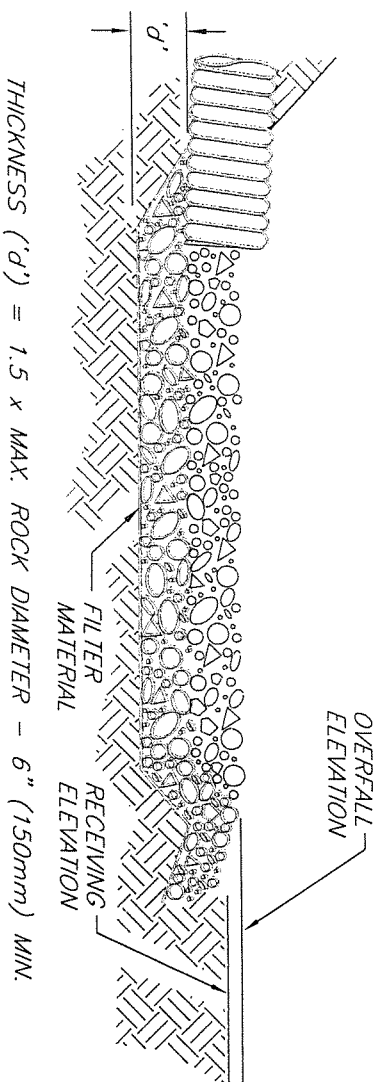


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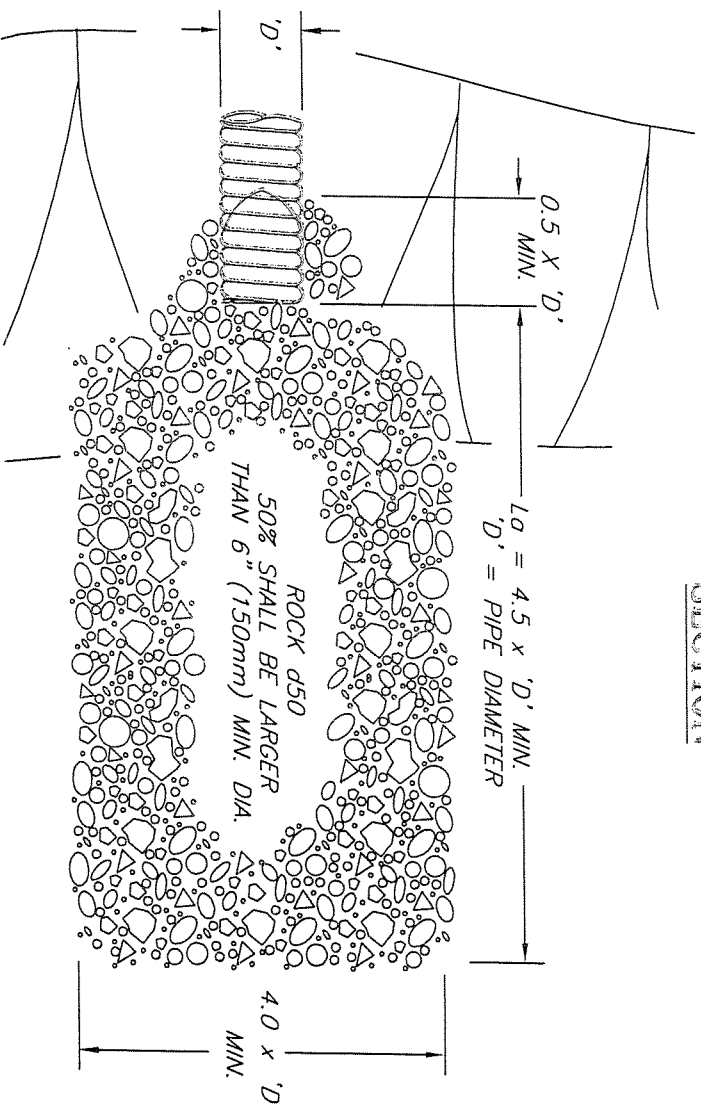
SCALE:
1" = 5' VER
1" = 20' HOR

BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 11 of 18

FIGURE 5.4. PROFILE OF MAIN
STREAM CHANNEL FROM
STATION 9+00 TO STATION
10+25



SECTION



PLAN

NOTES:

1. 'Lo' = LENGTH OF APRON. DISTANCE 'Lo' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

ENERGY DISSIPATOR

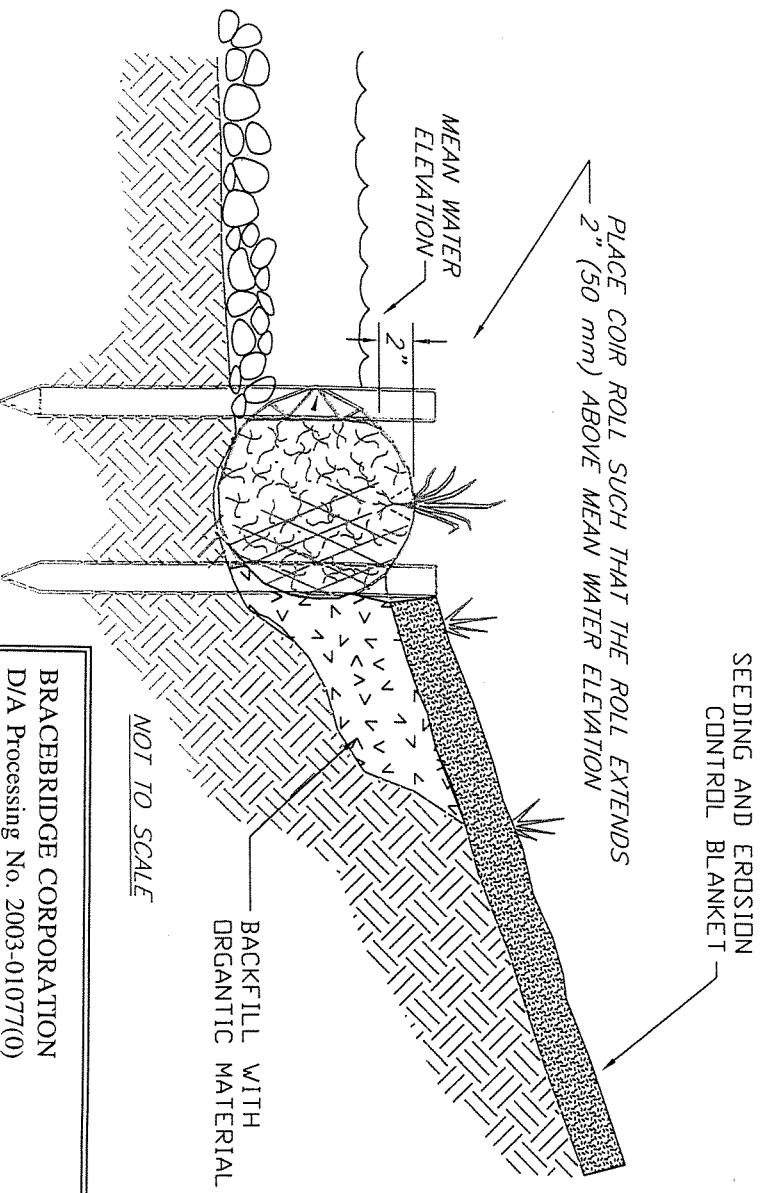
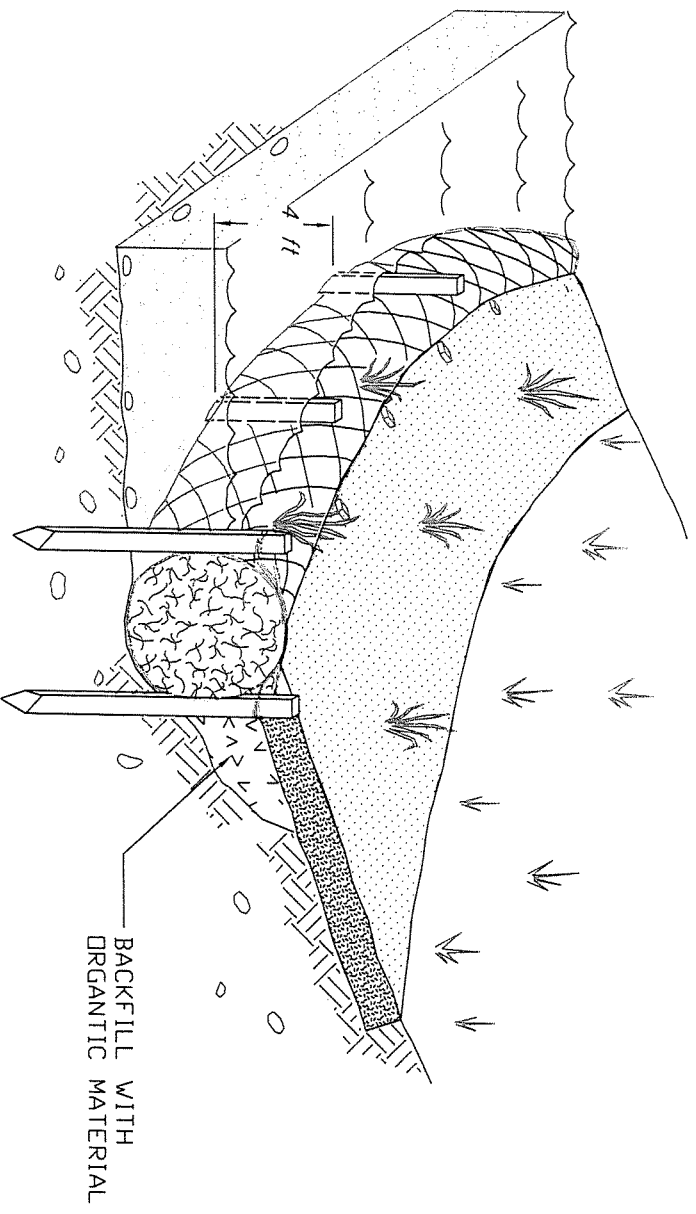
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D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 12 of 18



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NOT TO SCALE

FIGURE 6. TYPICAL SHALLOW
POOL CONSTRUCTION DETAIL.



BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 13 of 18

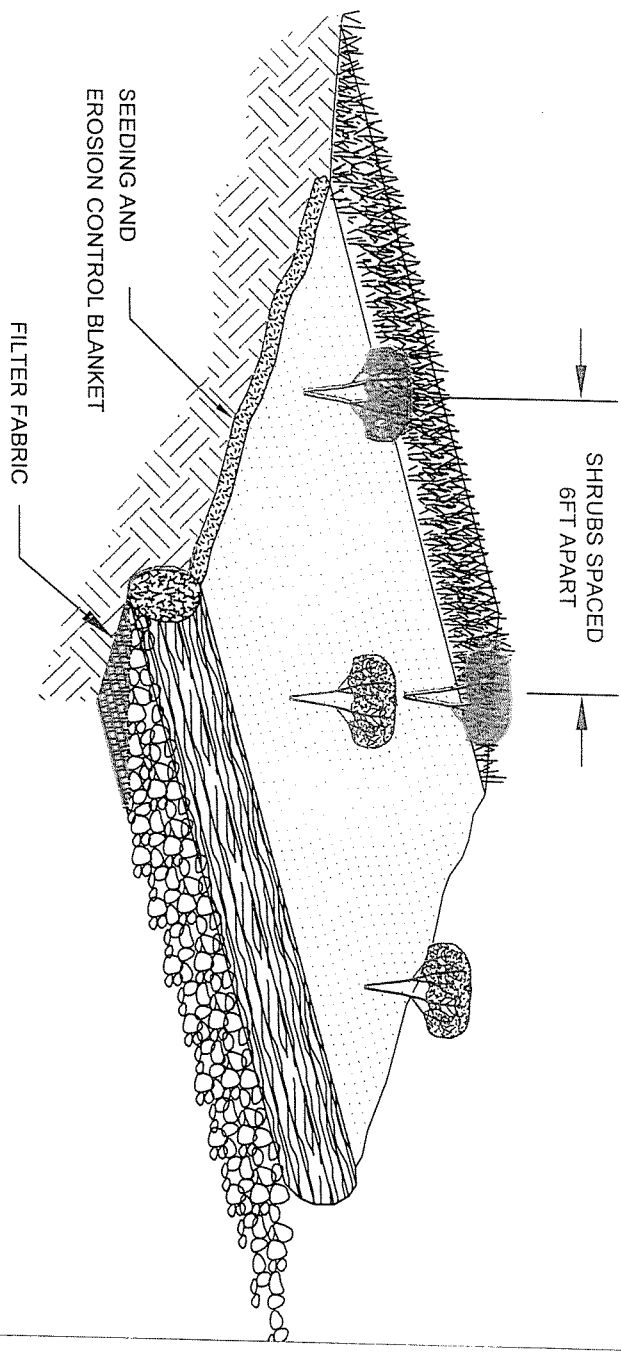
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NOT TO SCALE

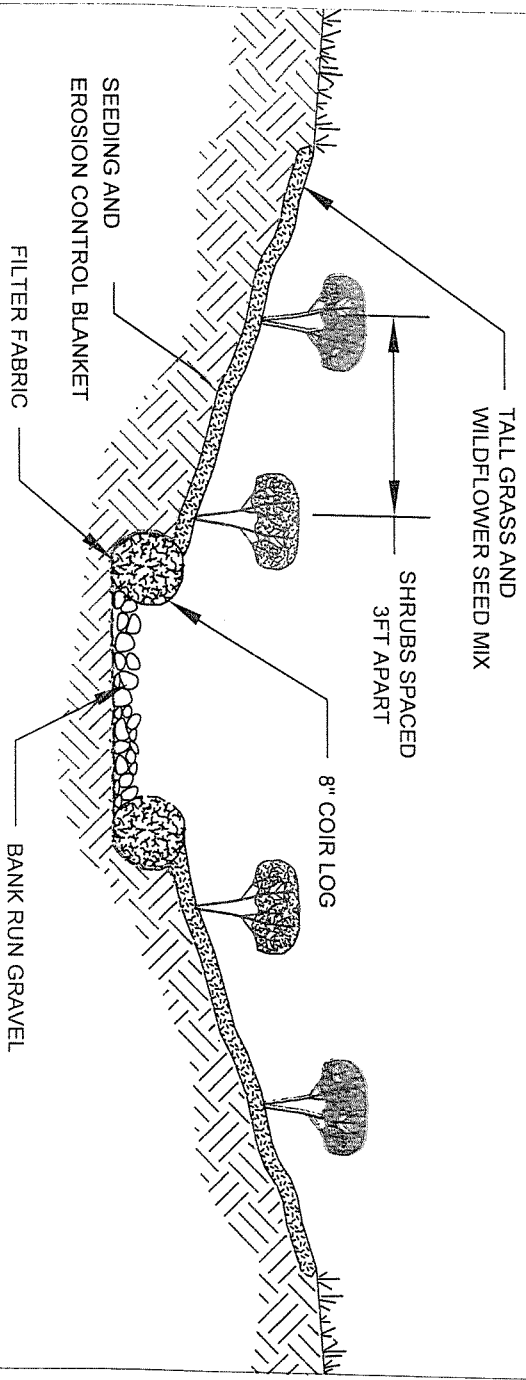
FIGURE 7. TYPICAL COCONUT COIR
FIBER LOG INSTALLATION



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TYPICAL ISOMETRIC



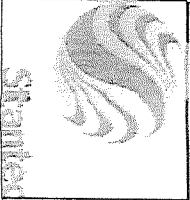
TYPICAL CROSS-SECTION

BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 14 of 18

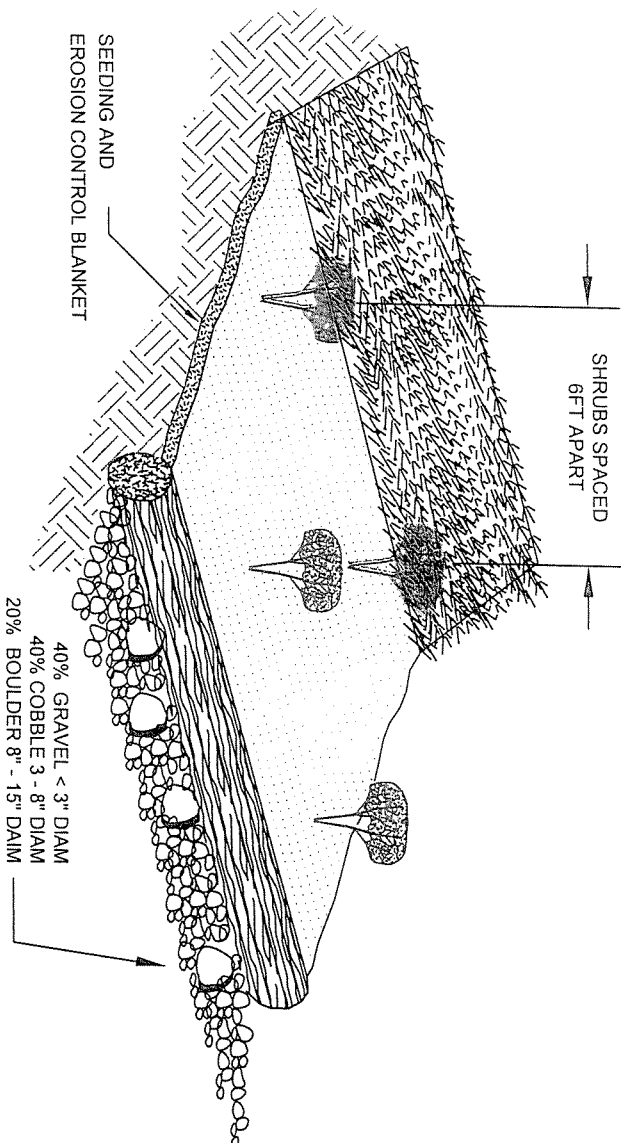
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NOT TO SCALE

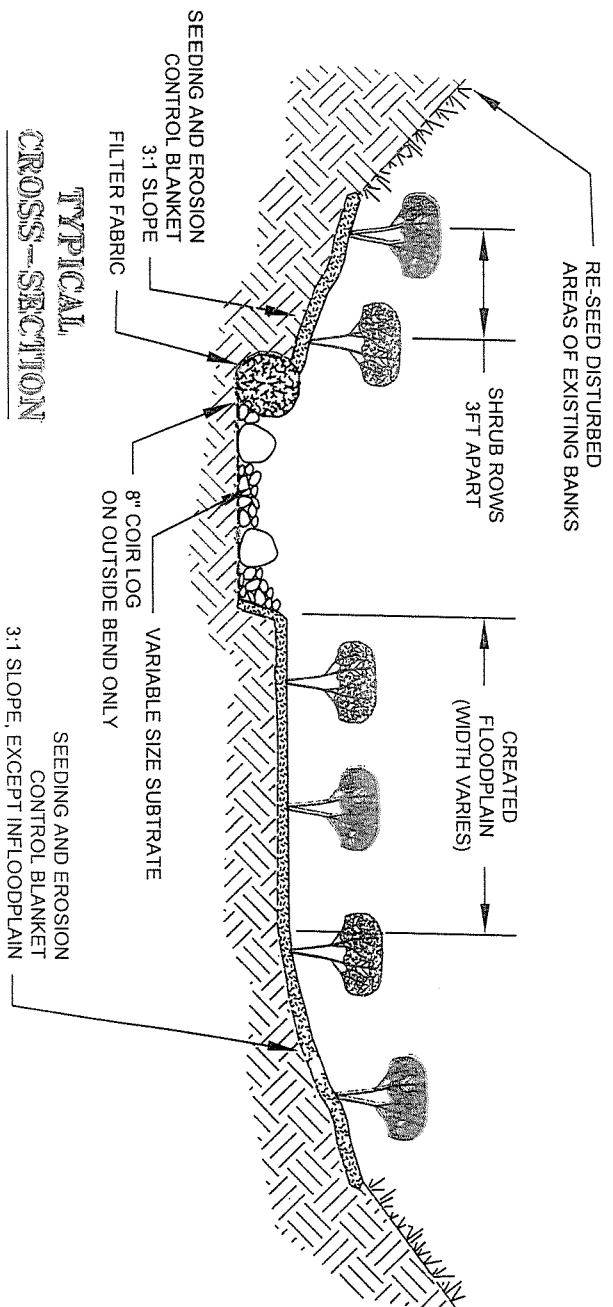
FIGURE 8 TYPICAL EROSION CONTROL
AND PLANTING PLAN DETAIL



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TYPICAL ISOMETRIC



TYPICAL CROSS-SECTION

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D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 15 of 18

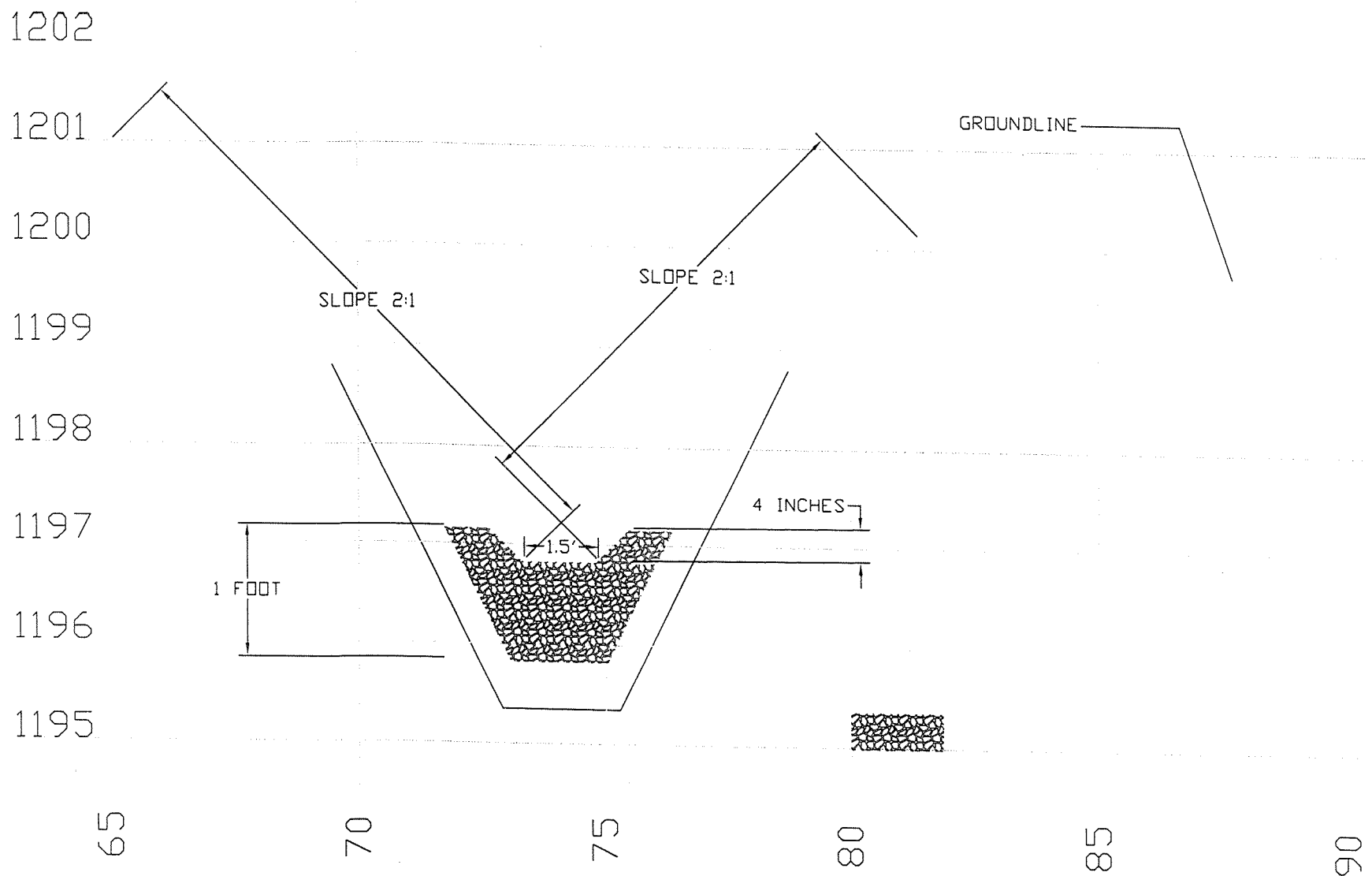


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NOT TO SCALE

FIGURE 9. BANK STABILIZATION PLAN

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BRACEBRIDGE CORPORATION
 D/A Processing No. 2003-01077(0)
 Cuyahoga County, Ohio Quad: CHAGRIN FALLS
 Sheet 16 of 18

SCALE:
 1" = 1.5' VER
 1" = 3' HORZ

FIGURE 10. CROSS-SECTION (STATION 0+056)
 OF STREAM MITIGATION AREA

1213

1212

1211

1210

1209

1208

1207

1206

1205



NATIVE SOIL



BANK RUN GRAVEL

GROUNDLINE

SLOPE 2:1

SLOPE 2:0.5

SLOPE 2:1

FLOODPLAIN
WETLAND CREATION AREA
VARIESFLOODPLAIN
WETLAND CREATION AREA
VARIES

1.5'

80

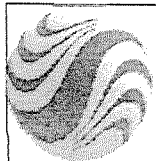
85

90

95

100

105



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BRACEBRIDGE CORPORATION
D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 17 of 18

SCALE:
1" = 1.5' VER
1" = 3' HORZ

FIGURE 11. CROSS-SECTION (STATION (0+136)
OF STREAM MITIGATION AREA

1212

1217

1216

1215

1214

1213

1212

1211

1210

40

45

50

55

60

65

70

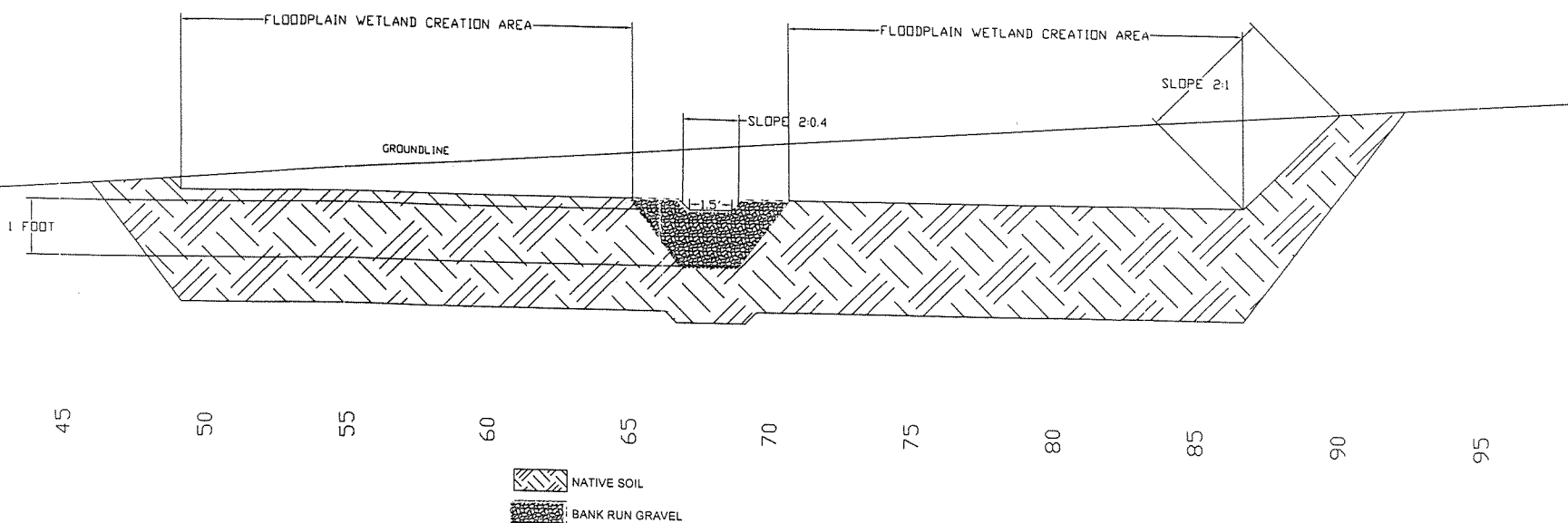
75

80

85

90

95



NATIVE SOIL
BANK RUN GRAVEL

Stantec Consulting
Services, Inc.

SCALE :
1" = 1' VER
1" = 4' HOR

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D/A Processing No. 2003-01077(0)
Cuyahoga County, Ohio Quad: CHAGRIN FALLS
Sheet 18 of 18

FIGURE 12. CROSS SECTION (STATION 0+220)
OF STREAM MITIGATION AREA